

PLANNING COMMISSION 2016 ANNUAL REPORT

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

PLANNING COMMISSION

In 2016 the Planning Commission consisted of Donald Edmunds (Chair), Tom Krent (Vice Chair), Ollie Apahidean, Karen Crusse, Carlton Faison, Michael Hutson, Padma Kuppa, Philip Sanzica and John Tagle. Student Representative Claire Hao was appointed September 19, 2016.

Philip Sanzica was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held twenty one (21) meetings during the year. There were three (3) joint Planning Commission/City Council meetings held on April 18, June 14 and October 24.

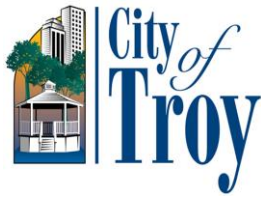
Donald Edmunds and Michael Hutson served on the Sustainable Design Review Committee.

Planning Commission Training

Planning Commission member Ollie Apahidean attended training sessions at the Michigan Association of Planning (MAP) Annual Conference.

MASTER PLAN UPDATE

The amended Master Plan was approved by City Council on August 22, 2016.

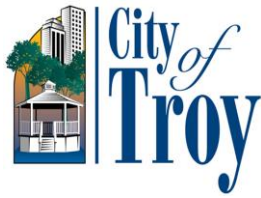


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SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2016:

Map	Project	Description	PC Action
1	SP 1010	Bradley Square Condominiums, East side of Rochester between Bradley and Shallowdale, Section 14	Granted Preliminary Site Plan Approval 01/12/16
2	PUD 014-A	Revised Elevations, Stonecrest Assisted Living Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22	Granted Preliminary Site Plan Approval 01/12/16
3	JPLN2015-0020	Korean United Methodist Church Addition, West side of Dequindre, South of Square Lake, Section 20	Granted Special Use Approval and Preliminary Site Plan Approval 02/09/16
4	JPLN2015-0016	Estates at Willowbrook, 28 units/lots, East side of John R, South of Wattles, Section 24	Granted Preliminary Site Plan Approval 02/23/16
5	JPLN2016-0003	Trevco Industrial Building Addition, East side of Stephenson, North of Maple, Section 26	Granted Preliminary Site Plan Approval 02/23/16
6	JPLN2016-0004	Eddie V's Prime Seafood Restaurant, North side of Big Beaver, West of Crooks, Section 20	Granted Preliminary Site Plan Approval 03/08/16
7	JPLN2016-0005	K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27	Granted Special Use Approval and Preliminary Site Plan Approval 03/22/16
8	JPLN2016-0006	1-800 Self Storage, East side of Rochester, South of Wattles, Section 23	Granted Special Use Approval and Preliminary Site Plan Approval 05/10/16
9	JPLN2016-0013	West Oak III, 10 units/lots, North side of Big Beaver between John R and Rochester, Section 23	Granted Preliminary Site Plan Approval 05/24/16
10	SU 413	Gresham's Snowplowing Inc. Contractor's Yard/Outdoor Storage, South of Maple, East side of Combermere, Section 34	Granted Special Use Approval and Preliminary Site Plan Approval 06/28/16
11	JPLN2016-0014	St. Nicholas Greek Orthodox Church Renovation and Addition, North side of Wattles, West of I-75, Section 16	Granted Special Use Approval and Preliminary Site Plan Approval 06/28/16
12	JPLN2016-0018	Forest Run Site Condominium, 13 units/lots, North side of Long Lake, East of John R, Section 12	Granted Preliminary Site Plan Approval 06/28/16



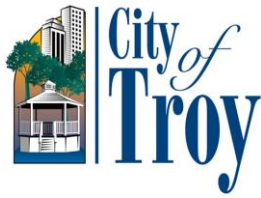
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13	JPLN2016-0019	Fire Station #4, North side of Maple, East of John R, Section 25	Granted Preliminary Site Plan Approval 06/28/16
14	JPLN2016-0020	Rite Aid Pharmacy Drive-Through Addition, Southeast corner of South Boulevard and Crooks, Section 4	Granted Special Use Approval and Preliminary Site Plan Approval 07/26/16
15	JPLN2016-0017	1-800 Self Storage Facility, East side of Coolidge, South of Maple, Section 32	Discussed concept, no action taken
16	JPLN2016-0009	Maplelawn II Mixed Use, West side of Crooks, North of Maplelawn, Section 29	Granted Preliminary Site Plan Approval 07/26/16
17	JPLN2015-0014	Aloft Hotel, East side of Troy Center, South of Big Beaver, Section 28	Granted Preliminary Site Plan Approval 07/26/16
18	JPLN2016-0027	Troy City Center (Fidelity Investments), Northeast corner of Big Beaver and Crooks, Section 21	Granted Preliminary Site Plan Approval 07/26/16
19	SP 1005	Renovation of Southeast corner of Rochester and Maple, Section 34	Granted Preliminary Site Plan Approval 09/13/16
20	JPLN2016-0028	Troy Market Place Additions, Southwest corner of Big Beaver and Rochester, Section 27	Granted Preliminary Site Plan Approval 11/01/16
21	JPLN2016-0031	Estates of Brook Hollow, 29 units/lots, East of Rochester, North of Wattles, Section 14	Granted Preliminary Site Plan Approval 11/29/16
22	JPLN2016-0021	Parkview on Beach, 20 units/lots, Southwest corner of Beach and Long Lake, Section 18	Granted Preliminary Site Plan Approval 11/29/16
23	JPLN2016-0029	Planned Unit Development Troy Crossing, Northeast Quadrant of Big Beaver and John R, Section 27	Discussed concept, no action taken

ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2016:

Map	Amendment	Description	PC Action
--	ZOTA 247	Text Amendment - Oil and Gas Extraction	Recommended approval on 01/26/16
24	JPCR2016-001	Conditional Rezoning - Andale Commons Restaurant and Retail, North side of Big Beaver, East of Livernois, Section 22, From R1-E to BB	Discussed concept, no action taken
25	JPCR2016-002	Conditional Rezoning - IHOP Restaurant and Retail, East side of Rochester, North of Big Beaver, Section 23, From R-1E to GB	Discussed concept, no action taken
--	ZOTA 249	Text Amendment - Enhanced Cluster Option	Recommended approval on 09/27/16



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26	JPCR2016-004	Conditional Rezoning - EZ Storage Mixed Use, South side of Long Lake, West of Livernois, Section 16, From R-1B to NN	Discussed concept, no action taken
	ZOTA 250	Text Amendment - Miscellaneous Design Provisions	Discussed concept, no action taken
27	JPCR2016-003	Conditional Rezoning - Proposed McClure Road Apartments, North of Big Beaver, West of Crooks, East side of McClure, Section 20, From R-1B to BB	Held public hearing 11/01/16, no action taken

OTHER ITEMS

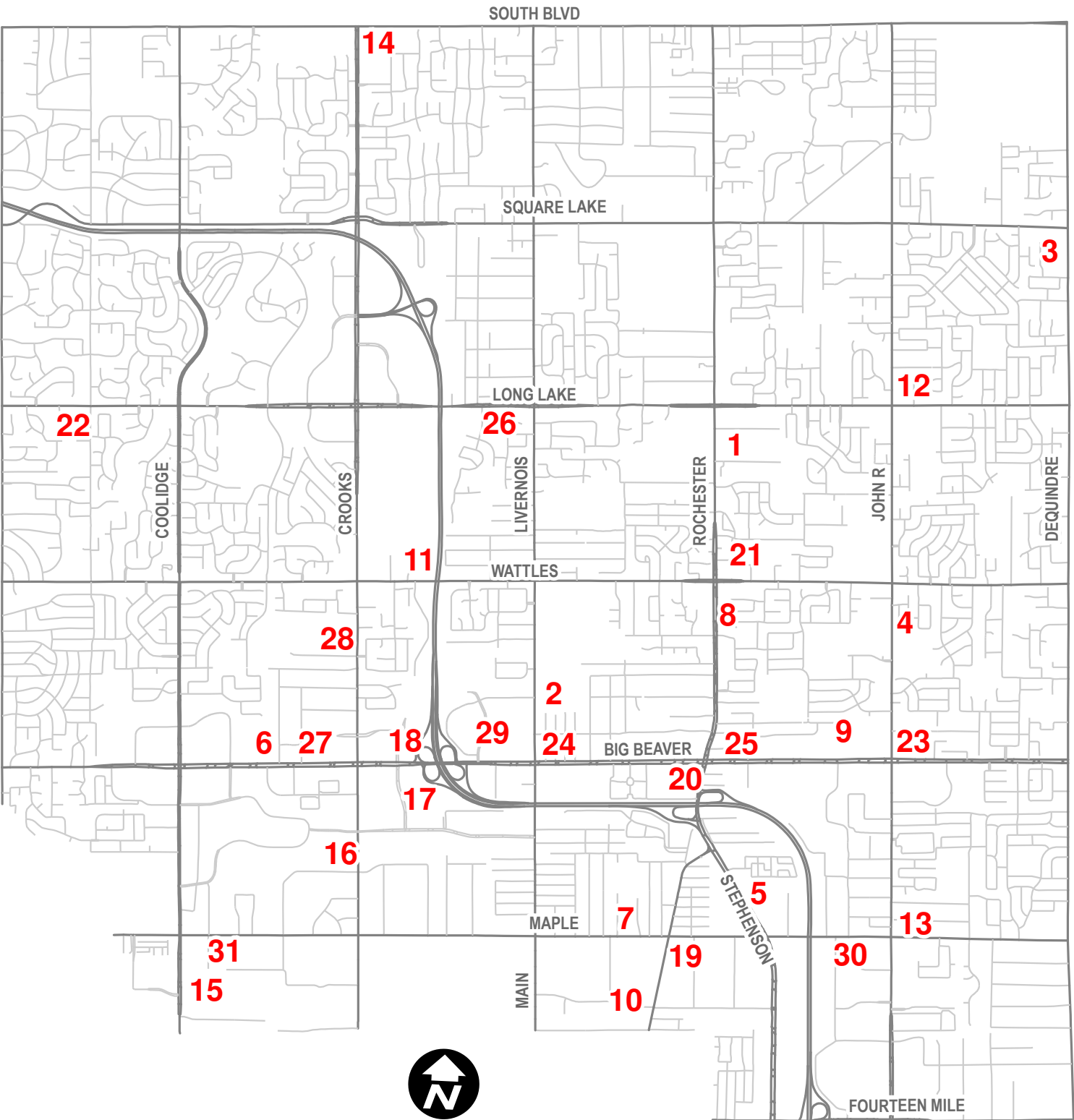
The Planning Commission considered the following items in 2016:

Map	Project	Description	PC Action
28	De-Listing	Application To De-List 3645 Crooks	Recommended de-listing on 03/08/16
29	Town Center Master Plan	Master Plan for Civic Center Campus	Resolution of Support 11/29/16

SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following items in 2016:

Map	Project	Description	SDRC Action
30	Extreme Granite	South side of Maple, West of John R (1890 Maple), Section 35	Granted SDP status to exceed 20% minimum open space requirement and park in front yard on 03/10/16
31	Regency at Troy	Southeast corner of Maple and Axtell (2785 W Maple), Section 32	Granted SDP status to park in front yard in IB zoning district on 11/17/16



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Legend

Project Number

City of Troy
Oakland County, Michigan